

\* See Aff. of Post Mon.

SURVEY NO. 18052

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

SURVEY FOR: Key West Properties  
990 North Phoenix Road, Suite G #105  
Medford, Oregon 97504

LOCATION: The Northeast one-quarter (1/4) of Section 23, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

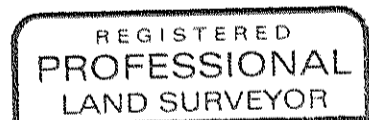
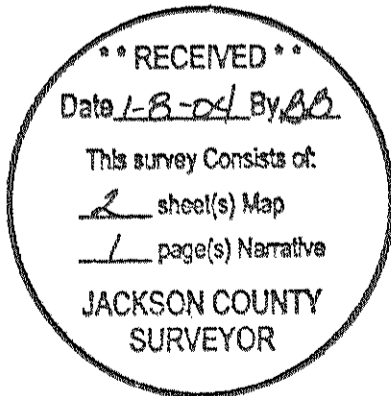
PURPOSE: To survey, monument and prepare final plat of HAMPTON PLACE SUBDIVISION, PHASE 6 as per City of Medford Planning Department File No. LDS-00-78 and as per the client's request.

PROCEDURE: Utilizing found monumentation Final Plats of HAMPTON PLACE SUBDIVISION, PHASE 3 and PHASE 5, for control, I set proper monuments as shown on the accompanying drawing. An electronic total station was used to make all measurements.

Vol. 30 Pg. 2  
Book 15 Pg. 47  
13R/14

BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 5  
(NORTHERLY BOUNDARY)

DATE: June 25, 2003



*Douglas C. McMahan*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/04  
Hoffbuhr & Associates, Inc.  
3155 Alameda Street, Suite 201  
Medford, Oregon 97504

(03-019)  
(hmptn6nrr.dcm)

37-2W-23

# HAMPTON PLACE SUBDIVISION, PHASE 6

LOCATED IN:  
THE N.W. 1/4 OF SECTION 23, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN June 1 2004.  
Douglas C. McMah  
SURVEYOR  
ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 27-029632  
OF OFFICIAL RECORDS THIS 25<sup>th</sup> DAY OF FEB 2004



SURVEY NARRIATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF HAMPTON PLACE SUBDIVISION PHASE 6 AS PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS-00-78 AND PER CLIENT'S REQUEST.  
PROCEDURE: UTILIZING FOUND MONUMENTATION PER FINAL PLATS OF HAMPTON PLACE SUBDIVISION PHASE 4 AND 5, FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

APPROVED: Douglas C. McMah  
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
(541) 779-4641

BY: **DOUGLAS C. McMAHAN**  
SCALE: 1 Inch = 80 feet  
BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 5 (NORTH BOUNDARY)  
PLS No. 1913  
OCTOBER 13, 2003

LOT SIZE

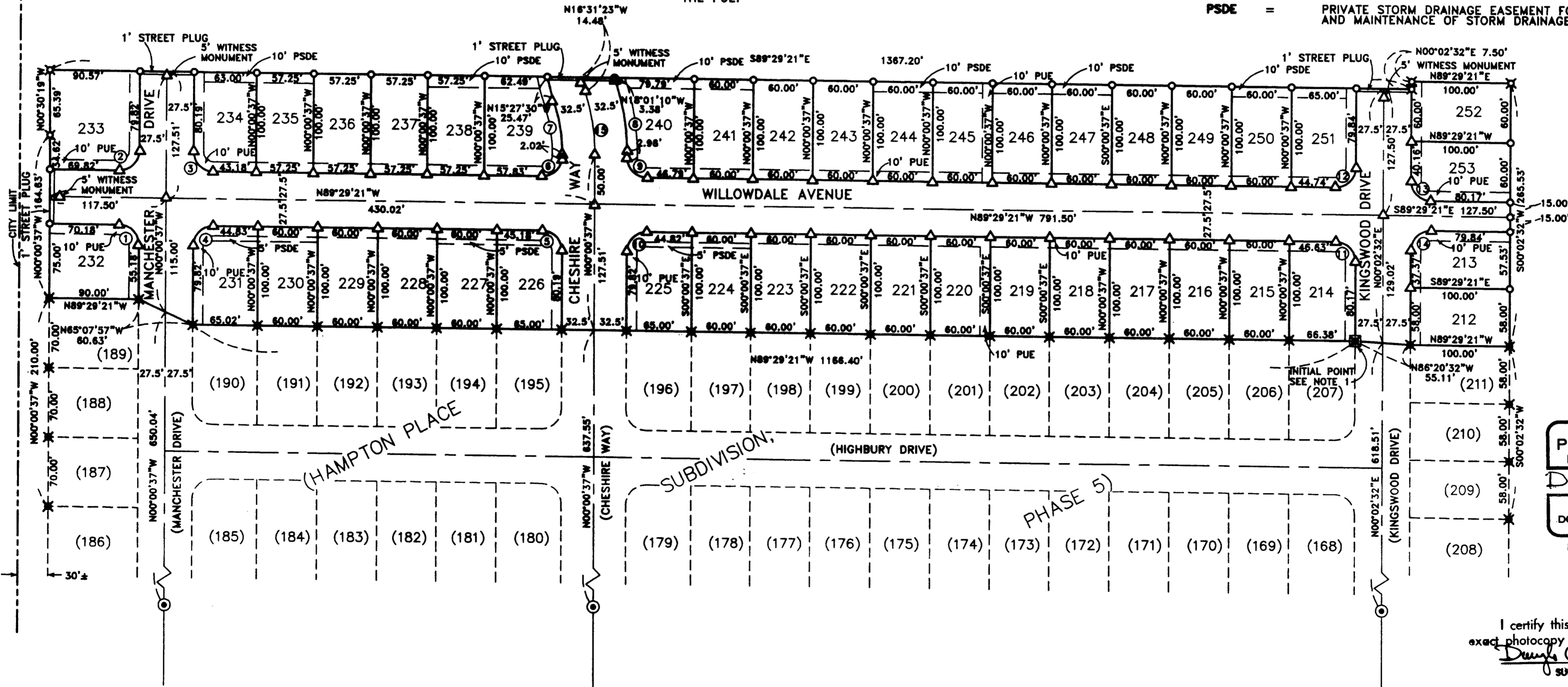
LOT NO.	SQUARE FEET
212	5,800
213	5,665
214	6,558
215-224	6,000
225	6,412
226	6,416
227-230	6,000
231	6,413
232	6,666
233	8,931
234	6,216
235-238	5,725
239	7,263
240	6,914
241-250	6,000
251	6,408
252	6,000
253	5,915

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°28'44"	20.00	31.23	28.16	N44°44'59"W
2	90°31'16"	20.00	31.60	28.41	N49°15'01"E
3	89°28'44"	20.00	31.23	28.16	S44°44'59"E
4	90°31'16"	20.00	31.60	28.41	S49°15'01"W
5	89°28'44"	20.00	31.23	28.16	N44°44'59"W
6	90°31'16"	20.00	31.60	28.41	N49°15'01"E
7	18°35'16"	167.50	54.34	54.10	N09°18'15"W
8	18°35'16"	232.50	75.43	75.10	N09°18'15"W
9	89°28'44"	20.00	31.23	28.16	S44°44'59"E
10	90°31'16"	20.00	31.60	28.41	S49°15'01"W
11	89°31'53"	20.00	31.25	28.17	N44°43'25"W
12	90°28'07"	20.00	31.56	28.40	N45°16'35"E
13	89°31'53"	20.00	31.25	28.17	S44°43'25"E
14	90°28'07"	20.00	31.56	28.40	S45°16'35"W
15	18°35'16"	200.00	64.86	64.60	N09°18'15"W

NOTES:

- INITIAL POINT SET 2 1/2" BRASS DISC STAMPED "INITIAL POINT HAMPTON PLACE SUBD., PHASE 6 LS 1913" ON 2"x30" PIPE IN POSITION OF FOUND 5/8" REBAR PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 5.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ✕ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ✕ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913", PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 5.
- △ = DEFERRED MONUMENT
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 3
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES

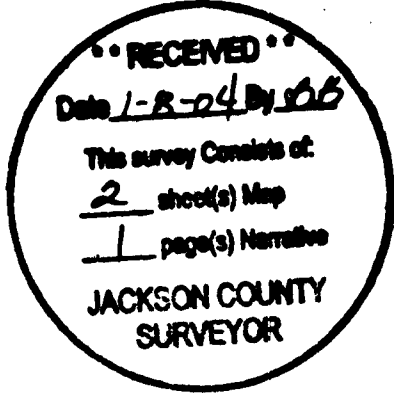


REGISTERED PROFESSIONAL LAND SURVEYOR  
Douglas C. McMah  
 OREGON  
 JULY 18, 1990  
 DOUGLAS C. McMAHAN  
 No. 1913  
 RENEWS 12/31/04

I certify this plat to be an exact photocopy of the original.  
Douglas C. McMah  
 SURVEYOR

# HAMPTON PLACE SUBDIVISION, PHASE 6

LOCATED IN:  
THE N.W. 1/4 OF SECTION 23 ~~SOUTH~~, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



\*\*\* DECLARATION \*\*\*

We, KEY WEST PROPERTIES, consisting of GALPIN, LLC and LARVAN, INC. are the owners in fee simple of the land hereon described, and have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, we also hereby grant to the City of Medford in fee simple those areas portrayed and designated hereon as 1 foot street plugs, by its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plug for public street purposes. We also hereby create the private storm drainage easements for installation and maintenance of storm drainage facilities across Lots 224 and 225, for the benefit of the owners, heirs and assignees of Lots 223 and 224, across Lots 226 and 227, for the benefit of the owners, heirs and assignees of Lots 227 and 228, across Lots 230 and 231, for the benefit of the owners, heirs and assignees of Lots 229 and 230, across Lots 234 and 235, for the benefit of the owners, heirs, and assignees of Lot 235 and 236, across Lots 240 and 241, for the benefit of the owners, heirs, and assignees of Lot 241 and 242, across Lots 244 and 245, for the benefit of the owners, heirs and assignees of 243 and 244, across Lots 246 and 247, for the benefit of the owners, heirs and assignees of Lots 247 and 248, and across Lots 250 and 251 for the benefit of the owners, heirs and assignees of Lots 249 and 250. We hereby designate said subdivision as HAMPTON PLACE SUBDIVISION, PHASE 6.

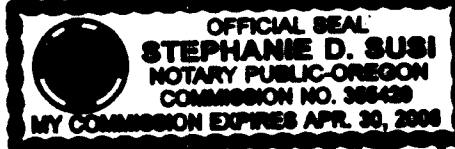
\* across Lots 238 and 239, for the benefit of the owners, heirs and assignees of Lots 237 and 238,

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 18th day of November, 2003.

Before me:  
STATE OF OREGON )  
County of Jackson )ss.

The foregoing instrument was acknowledged before me this 18th day of November, 2003, by John Schleininger as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

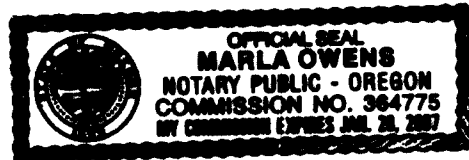


IN WITNESS WHEREOF, I have set my hand and seal this 18th day of November, 2003

STATE OF OREGON )  
County of Jackson )ss.

The foregoing instrument was acknowledged before me this 18th day of November, 2003 by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: Marla Owens  
Notary



For order of the County Court approving this plat see Volume 206, Page 1389-1391 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 8th day of January, 2004 at 12:28 Clock P.M. and recorded in Volume 30 of Plats at Page 2 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

CHEYL AVGERIS  
Deputy



STATE OF OREGON )  
County of Jackson ) ss.

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

BEGINNING at a point for the Northeast Corner of Lot 207 of HAMPTON PLACE SUBDIVISION, PHASE 5 in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said subdivision, North 89°29'21" West 1166.40 feet; thence North 65°07'57" West 60.63 feet; thence North 89°29'21" West 90.00 feet to the Northwest corner of said subdivision; thence leaving said boundary North 00°00'37" West 164.63 feet; thence North 00°30'19" West 65.39 feet; thence South 89°29'21" East 1367.20 feet; thence North 00°02'32" East 7.50 feet; thence South 89°29'21" East 100.00 feet; thence South 00°02'32" West 265.53 feet to the Northeast corner of the aforementioned HAMPTON PLACE SUBDIVISION, PHASE 5; thence along the Northerly boundary of said subdivision, North 89°29'21" West 100.00 feet; thence North 86°20'32" West 55.11 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Phil O. Smith  
Planning Director

December 31, 2003  
Date

Examined and approved this 11th day of December, 2003

Ramon Becken  
City Engineer

Paul D. Linn  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of JANUARY 6th, 2003.

Christopher Franin Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Jan. 6, 2004

Jamie Clark, Deputy  
Tax Collector

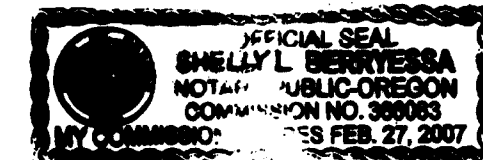
LANDAMERICA EXCHANGE COMPANY, the undersigned beneficiary of certain Trust Deeds recorded September 16, 2003 as Documents No. 03-63329 and 03-63330 of the Official Records of Jackson County, affecting the land described herein, release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss.

By: Cheryl Aspringer  
Title: Vice President

The foregoing instrument was acknowledged before me this 24th day of November, 2003, by Cheryl Aspringer as Vice President on behalf of LANDAMERICA EXCHANGE COMPANY freely and voluntarily.

Before me: Shelly L. Berryessa  
Notary



I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR



**AFFIDAVIT OF MONUMENTATION  
FOR  
DEFERRED MONUMENTS**

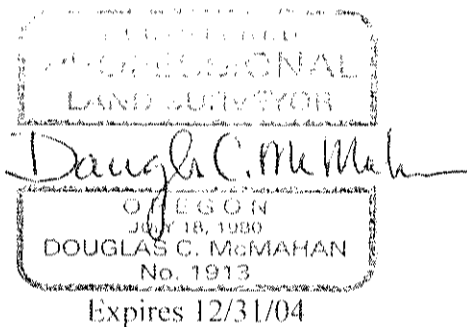
I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

18145

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of HAMPTON PLACE SUBDIVISION, PHASE 6, as recorded in Volume 30, Page 2 of Plats in Jackson County, Oregon. The deferred street center monuments consist of a 5/8 inch x 24 inch rebar with metal cap stamped "LS 1913". The deferred lot corners are 5/8 inch x 24 inch rebar with yellow plastic caps marked "D.MCMAHAN LS 1913".

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

IN WITNESS WHEREOF, signed this 22nd day of January, 2004.

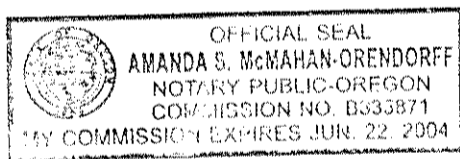


STATE OF OREGON)  
County of Jackson ) ss.

This instrument was acknowledged before me on this 22nd day of January, 2004, by Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Amanda S. McMahan-Orendorff  
Notary



Approved: Paul J. ...  
Medford City Surveyor

2-25-04  
Date

Examined and approved this 25<sup>th</sup> day of FEBRUARY, 2004.

Robert Roberts  
Jackson County Surveyor

(hampton5.dcm)

